



**Kennedy**  
&co.

## Bury Hill

Potton

SG19 2RR

£195,000

- Good sized lounge
- One bedroom
- Re-fitted shower room
- Kitchen
- Gas central heating
- Private fenced garden
- Central courtyard with bandstand
- Allocated parking



We are delighted to have for sale this lovely one bedroom bungalow located just outside of Pottton market square and has a rural feel to it.

The home has been improved over recent years and has the benefits of : gas central heating, replacement double glazing, a re-fitted shower room, lounge with an electric fire.

The private garden is not overlooked and there is a central courtyard with bandstand for a central meeting place.

## **PARTICULARS**

### **PORCH**

With timber door with frosted panel to:

### **HALLWAY**

Radiator, large storage cupboard with wall mounted Glow Worm Boiler. Access to loft space.

### **LOUNGE**

13' 6" x 11' 3" (4.11m x 3.43m) Electric fire in a timber surround with hearth. Radiator. Coving to the ceiling. T.V point. Double glazed window to the garden. Double glazed patio doors to the private enclosed garden.

### **KITCHEN**

10' 8" x 5' 8" (3.25m x 1.73m) Base and wall mounted units (some glass fronted). Rolled edged work top surfaces. Sink and drainer with splash backs. Beko gas hob and Beko oven. Plumbing and space for washing machine, space for fridge. Radiator. Coving to the ceiling. Double glazed window to the garden.

### **DOUBLE BEDROOM**

11' 2" x 8' 7" (3.4m x 2.62m) Fitted cupboards. Coving to the ceiling. Radiator. Double glazed window to the front.

### **SHOWER ROOM**

Good sized fully tiled corner shower. Vanity unit housing the wash hand basin with storage under. W.C. Radiator. Coving to the ceiling. Frosted double glazed window to the front.

### **PRIVATE GARDEN**

Small decking area, lawn area, outside lighting and outside tap. gated access giving better access to town if walking.

## COMMUNAL GARDEN

To the front of the property there is a communal courtyard with bandstand. Ideal for own use or meeting with neighbours.

This property is set within a small development of similar built homes with a rural feel.

## PARKING

There is allocated parking for residents and visitors.

## AGENTS NOTE

The property is free hold with the land being leasehold with a 125 year lease from 1988.

A 1/16th share of the Freehold will be conveyed with the property.

There is a monthly charge of £50.00 which covers all communal garden maintenance and painting of the property exterior every 5 years.



**COUNCIL TAX BAND**

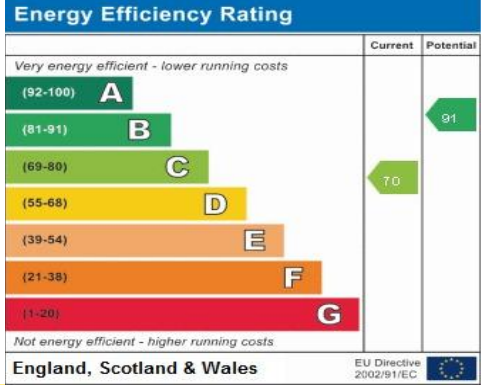
Tax band B

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council



**OFFICE**  
10 Market Square  
Potton  
Bedfordshire  
SG19 2NP

**T:** 01767 262729  
**E:** [potton@kennedyestateagents.uk](mailto:potton@kennedyestateagents.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements